



**426 Lugtrout Lane, B91 2TL**  
Sale Price of Offers in Excess of £465,000



**Love  
Property Co.**

## 426 Lugtrout Lane, Catherine-de-Barnes, Solihull, B91 2TL

Tenure – Freehold  
EPC Rating - C  
Council Tax Band - E

Love Property Co are pleased to offer this rare to market and well maintained large detached three double bedroom property located on a highly sought after road in the picturesque Solihull village of Catherine-de-Barnes and just a short distance from all local amenities and schools.

The property is made up of: - a good-sized hallway leading to the study, downstairs wc, lounge, dining room, kitchen and utility.

This property has great potential to extend – subject to planning for those who like to put their own stamp on a property.

To the first floor off the landing there are three double bedrooms and a good size bathroom having both a shower and bath.

Outside the property enjoys a beautiful maintained private well stocked rear garden which is mainly laid with lawn, patio areas and a pond.

To the front garden there is lawned area and a block paved drive for multiple vehicles along with a garage.



## PROPERTY MEASUREMENTS:

### LOUNGE

13' 11" x 11' 11" (4.24m x 3.63m)

### DINING ROOM

9' 11" x 11' 11" (3.02m x 3.63m)

### KITCHEN

9' 11" x 11' 2" (3.02m x 3.40m)

### UTILITY

13' 3" x 7' 0" (4.04m x 2.14m)

### STUDY

11' 2" x 5' 9" (3.40m x 1.76m)

### BEDROOM ONE

13' 11" x 11' 11" (4.24m x 3.63m)

### BEDROOM TWO

9' 11" x 11' 11" (3.02m x 3.63m)

### BEDROOM THREE

10' 11" x 11' 2" (3.32m x 3.40m)

### FAMILY BATHROOM

5' 5" x 11' 2" (1.65m x 3.40m)

## TOTAL SQUARE FOOTAGE (Approx.)

1368.4 sq. Feet (127.4 sq. metres)

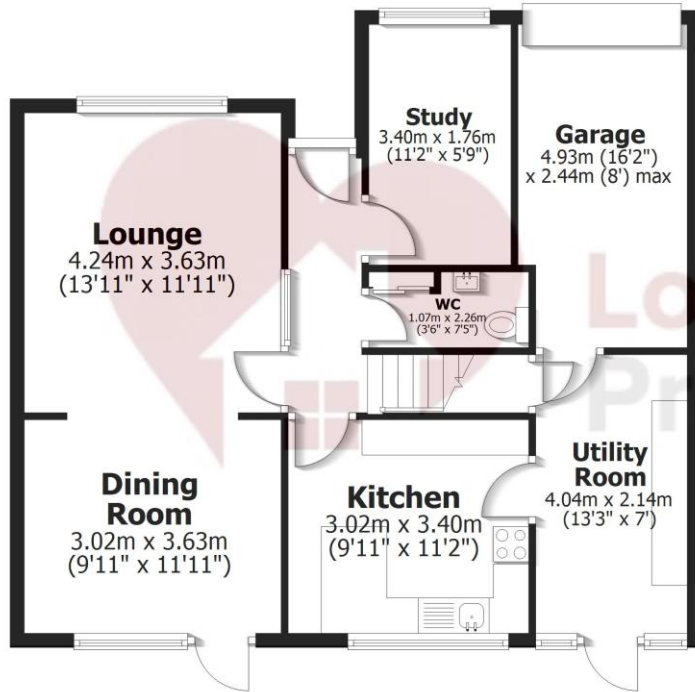
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



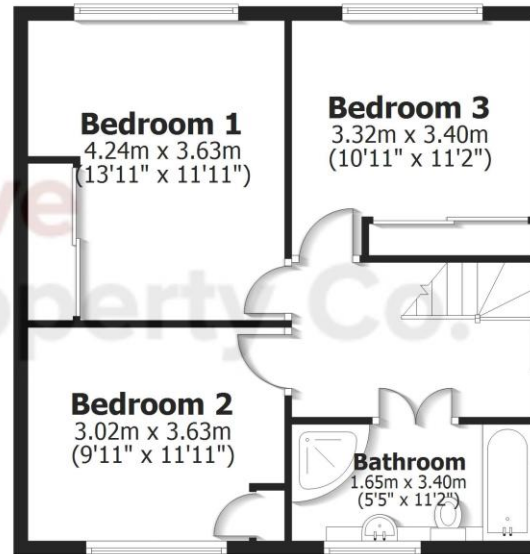
### Ground Floor

Approx. 74.6 sq. metres (803.5 sq. feet)



### First Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



Total area: approx. 127.1 sq. metres (1368.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE  
T: 01564 663055 | E: info@lovepropertyco.co.uk  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)



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